



Memorandum

To: Town Board

C: Town Clerk, Town Attorney

From: David Sprout

Subject: Brew 22 Coffee & Espresso, 1384 Dryden Rd, Tax Parcel 52.-1-13.1

Date: August 13, 2018

The Planning Department is in receipt of a Special Use Permit (SUP) application from Riley Brewer for a proposed café, kitchen and taproom to be located at 1384 Dryden Road. Mr. Brewer's café will replace the Laser Brewer Boutique, which is closing after more than forty years of operation. In addition to the café, kitchen and taproom, Argueta's Coffee Roasters will occupy a portion of the building and drive through window is proposed.

The property, located on the corner of Pinckney Road and Route 13, is in the Mixed Use Commercial zoning district. A single-family home shares the lot with the 3248 square foot commercial building. Adjacent properties include NYSEG to the south and west, two self-storage facilities to the south and east, and a single-family home and manufactured home park to the north. Stream 898-247, An 'A' classified stream, separates the 1384 Dryden Road from the adjacent parcel to the east.

Mr. Riley's plan includes enlarging the parking area in front of the building by 5' and widening the existing curb cut per NYDOT requirements. Other planned changes are reconfiguration of the interior space, the addition of the drive-through window and repainting the exterior of the building.

This action is subject to the following approvals:

- a) A SUP for a drive-through facility in a mixed Use Commercial zoning district pursuant to Article V, Section 501, Article XII, Section 1201, and Article XIII, Section 1309 of the Town of Dryden Zoning Law.
- b) Site Plan Review, pursuant to Article XI, Section 1101 of the Town's Zoning Law.

This is an 'Unlisted' action; the Town Board shall serve as the Lead agency for the State Environmental Quality Review (SEQR). Part 1 of the Short Environmental Assessment Form (SEAF) is included with the application.

The application package includes the general application, SUP worksheet, a tax map and Google Earth photo, sketch plan, landscaping plan and a photo of the existing signage. The application packet will be forwarded to the Tompkins County Planning Department for its 239 regional planning review.

SEQR

Mr. Riley failed to check two boxes on the EAF and checked the wrong box, or not enough boxes in other questions. For comparison, a Staff generated Part 1 is provided. The omissions or errors are minor.

Question 3b, regarding ground disturbance, indicates that there will be no disturbance. The driveway and parking lot widening will be a physical disturbance of approximately .02 acres.

Question 4, regarding adjacent and nearby land uses, can include Urban, Industrial, Aquatic, and Utility.

Question 5b, asking if the action is consistent with the comprehensive plan, was unanswered. The answer is 'yes'.

Question 9, regarding the state energy code was also unanswered. The response should be 'yes'.

Question 13, asking if the site contains wetlands or waterbodies, should be answered 'yes'.

Question 14, regarding typical habitat, can include 'Wetland'.

Question 17, regarding stormwater discharge, should be checked 'yes'. Questions 17a and 17b should be checked 'no'.

Sketch Plan Review

The Sketch Plan documents, as provided, show the layout of the site, the size of the existing building in relation to the site, the parking and drive-through areas, existing sign location and proposed improvements including a bike rack, fencing, new landscaping and a dumpster. No lighting is shown on the plan. No change to the building's footprint is proposed. Restaurants require one parking space per 150 square feet of building space. Twenty-two parking spaces are required, 28 spaces are shown.

The Planning Department believes the sketch plan documents provide a clear picture of how the site will look and function. We believe Full Site Plan Review is unnecessary. We recommend that the Board accept the Sketch as the Final site plan but require:

1. Any new lighting to be night sky compliant.
2. The dumpster, in order to prevent dumpster juice (a real thing) from migrating to and entering the stream, be relocated (the text of the application and the original sketch placed the dumpster at the left front corner of the building), or require some sort of containment device to capture dumpster runoff.
3. That the dumpster be adequately screened, to the satisfaction of the Zoning Officer.

Special Use

In order to review the project, the requirements of Special Use Permit should first be considered based upon the Sketch Plan and letter of application for Special Use Permit, and understanding that any issues can be further addressed in conditions or by requiring Full Site Plan Review. The factors to consider for Special Use Permit, according to state and local law are stated in the table below.

SUP Standard	Planning Department Notes
Compatibility of the proposed use with the other permitted uses in the district and the purposes of the district set forth in this Ordinance	The district allows for a wide range of mixed uses including mixed-use structures, retail and service businesses, office buildings and restaurants. Without the drive-through component of this proposed use, a special permit would not be

	required. A drive-through/convenience store facility is less than 800' east of the site. A tavern/restaurant is less than 1/2 mile from the site.
Compatibility of the proposed use with the adjoining properties and with the natural and manmade environment.	Adjoining properties include uninhabited self-storage facilities, a parking lot and open field. The trailer park to north is over 200' away. The residence sharing the parcel is the applicant's home. A Class 'A' stream separates this property and the one to the east. The change of use of the site should have no impact on the stream (see site plan recommendation regarding dumpster placement).
Adequacy of parking, vehicular circulation, and infrastructure for the proposed use, and accessibility for fire, police and emergency vehicles.	Twenty-one parking spaces are required, 28 spaces are shown. Two handicapped spaces are required. With a widened entry, emergency vehicle access will be adequate. Fire hydrants are located on the south side of Rt.13. Circulation may be problematic, but minimally so, when the drive-through window is open.
The overall impact on the site and its surroundings considering the environmental, social and economic impacts of traffic, noise, dust, odors, release of harmful substances, solid waste disposal, glare, or any other nuisance. (Note: this standard should be considered carefully with the environmental assessment form)	There may be increased traffic to and from the site but any impact from that increase would be discernable only during morning and afternoon rush hours. Heavy morning traffic is southbound, most drive-through customers will come from the north and continue southbound. There will be no noise, release of harmful substances, glare, or other nuisances. Plans call for a dumpster screened by existing foliage. It should be verified that the screening is adequate.
Restrictions and/or conditions on design of Structures or operation of the use (including hours of operation) necessary either to ensure compatibility with the surrounding uses or to protect the natural or scenic resources of the Town.	No restrictions on design or operation is necessary.
Compliance with the requirements for site plan review, including conformity to the Town's Residential and Commercial Design Guidelines.	A large yard and mature trees and a stream separate and provide screening between the business and trailer park. New landscaping will partially screen the parking lot from the highway. Sidewalks are impractical.

Planning Department Generated
Short Environmental Assessment Form
Part 1 - Project Information

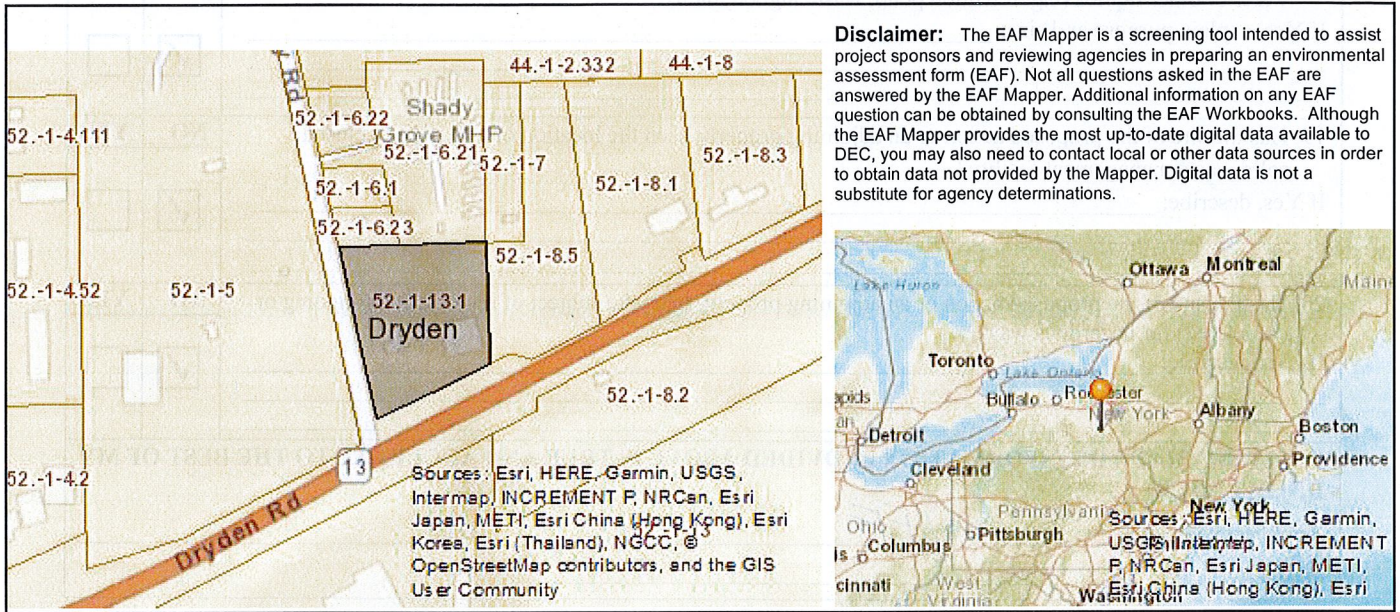
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
Planning Dept EAF run for 1384 Dryden Rd - Brew 22				
Name of Action or Project: Brew 22				
Project Location (describe, and attach a location map): 1384 dryden rd				
Brief Description of Proposed Action: re-purpose retail sales building to food and beverage establishment				
Name of Applicant or Sponsor: Riley Brewer		Telephone:	E-Mail:	
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: NYS DOT			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 2.98 acres		
b. Total acreage to be physically disturbed?		_____ .02 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 2.98 acres		
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>trailer park, utility</u> <input type="checkbox"/> Parkland				

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>STAFF</u> Date: _____</p> <p>Signature: _____</p>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No



Planning Department

Director of Planning
Code Enforcement Officer
Code Enforcement Officer
Zoning Officer
Stormwater Officer
Administrative Coordinator

Ray Burger
Kevin Ezell
David Sprout
David Sprout
David Sprout
Joy Foster

93 East Main Street
Dryden, NY 13053

T 607 844-8888 Ext. 216
F 607 844-8008
joy@dryden.ny.us

www.dryden.ny.us

General Permit Application – Sheet 1 General Information

DO NOT FILL IN SHADED SECTIONS

Date: 6/9/18 Tax Parcel #: 52.-1-13.1 Zoning District: Mixed use
(Complete) Project
Address: 1384 Dryden RD Ithaca NY 14850

Project Description: Renovate existing building to Cafe, Taproom, Kitchen

Principal Use: Residential _____ Commercial: Other: _____

Permit(s) Required: Building Zoning Special Use Site Plan Review Subdivision Pool
 Heating Demolition Pre-built Shed

To be completed by Planning Department personnel:

Worksheets / sections required:

- Site Plan Sketch
- Site Plan Review
- Special Use Permit
- Notice of Ground Disturbance
- Zoning Permit
- Varna Compliance Worksheet
- Residential Design Guidelines Compliance
- Commercial Design Guidelines Compliance
- Sign Compliance Worksheet
- Driveway or Roadcut Compliance
- Notices and Disclaimer Acknowledgement
- Agricultural Data Statement
- County Review
- Minor Subdivision
- Major Subdivision
- Demolition
- Lot line Adjustment

Notes:

Permit Application - Contact Information

Owner - Print name: Riley Brewer

Owner Signature required & dated: _____

Address: _____ Zip Code: 14850

E-mail: _____

Emergency: _____

Agent / Applicant - Print: _____

Address: _____ City: _____ State: _____ Zip Code: _____

E-mail: _____ Telephone No: _____

General Contractor: Mike Scott License # _____

Address: _____ City: _____ State: _____ Zip Code: _____

E-mail: _____ Telephone No: _____

Mason Contractor: _____ License # _____

Address: _____ City: _____ State: _____ Zip Code: _____

E-mail: _____ Telephone No: _____

Electrical Contractor: _____ License # _____

Address: _____ City: _____ State: _____ Zip Code: _____

E-mail: _____ Telephone No: _____

HVAC Contractor: _____ License # _____

Address: _____ City: _____ State: _____ Zip Code: _____

E-mail: _____ Telephone No: _____

Plumbing Contractor: _____ License # _____

Address: _____ City: _____ State: _____ Zip Code: _____

E-mail: _____ Telephone No: _____

Surveyor: _____ License # _____

Address: _____ City: _____ State: _____ Zip Code: _____

E-mail: _____ Telephone No: _____

Note: The Town of Dryden will keep your contact information private.

** CUT: **

Application from _____ for _____

Project Site _____ received on _____

Payment received \$ _____ Cash _____ Check # _____ Credit Card (circle one)

Signature of receiver _____ Date _____



The Bigsby Market

Sunoco Gas Station

Dunkin' Donuts

Storage Squad Self Storage

4-Season Storage

Last Brewer Boutique

Finger Lakes Fresh

Seneca Supply / Duke Company

Printing

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Pinckney Rd

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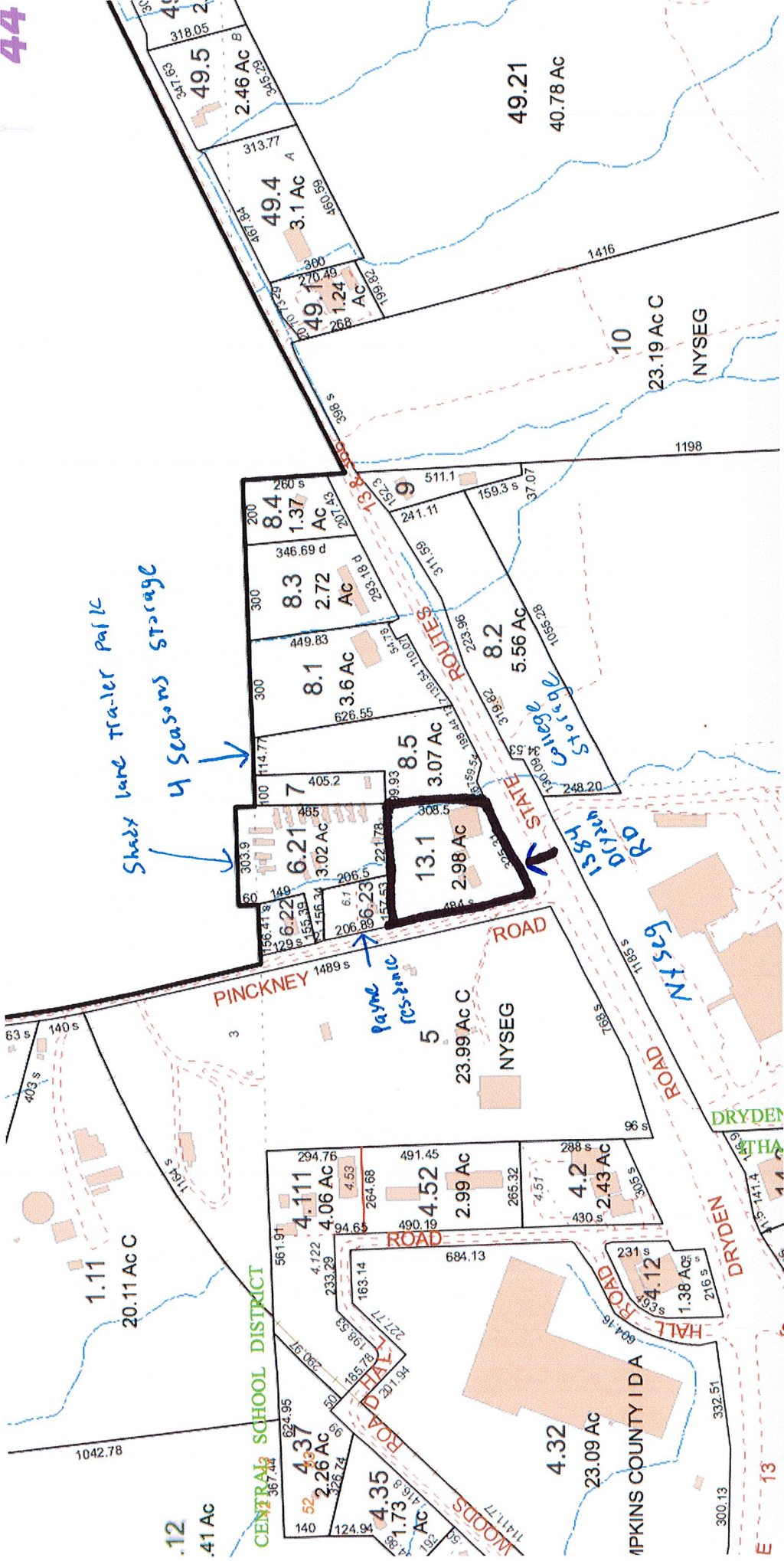
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Google





Shed lane Trailer Park
 4 Seasons Storage

ROUTES
 Storage 2

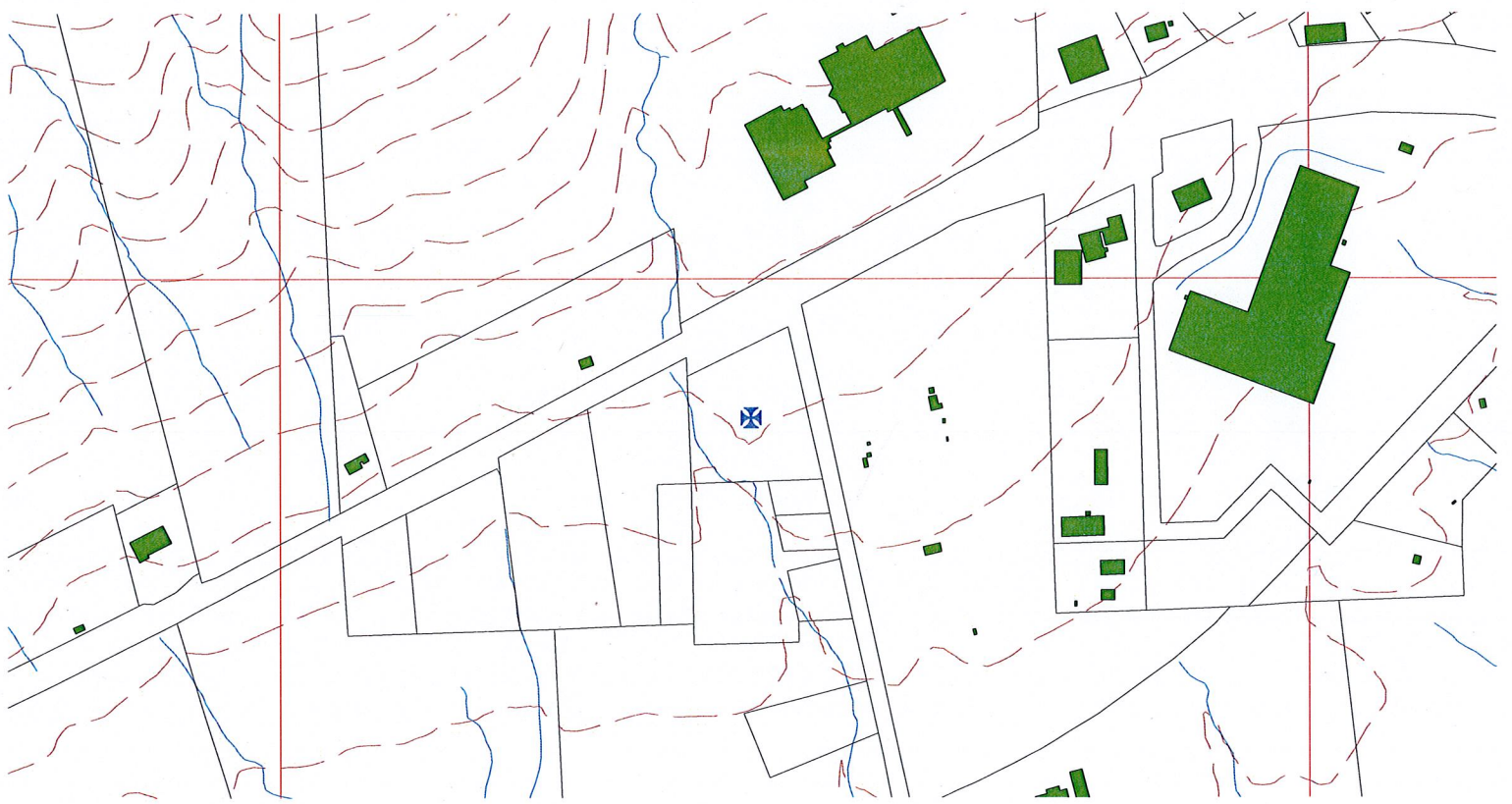
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Sketch Plan

1384 N.Y.S. Route 13 - New Driveway Project

Town of Dryden, New York



GA Architects
ARCHITECTURE - PLANNING - INTERIORS
210 SOUTH WORTH RD., DRYDEN, N.Y. 13053
TEL. (800) 844-3113 - FAX (807) 844-3113



Town of Dryden, New York
New Driveway Project
1384 N.Y.S. Route 13

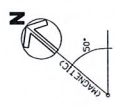
Project No: CA-1807-1
Revisions: Date:
Drawn By: JLG
Checked By: JLG
Date: July 27, 2018
Drawing Title:

GENERAL SITE PLAN WITH NEW DRIVEWAYS
Sheet No. C-2

PROJECT DATA:
New Driveway for a Minor Commercial Property:
- The New Driveway to have One direction IN to Enter and One Direction OUT to Exit.
- The New Driveway Construction to follow the State of New York Department of Transportation (DOT) 608-03 Guidelines.

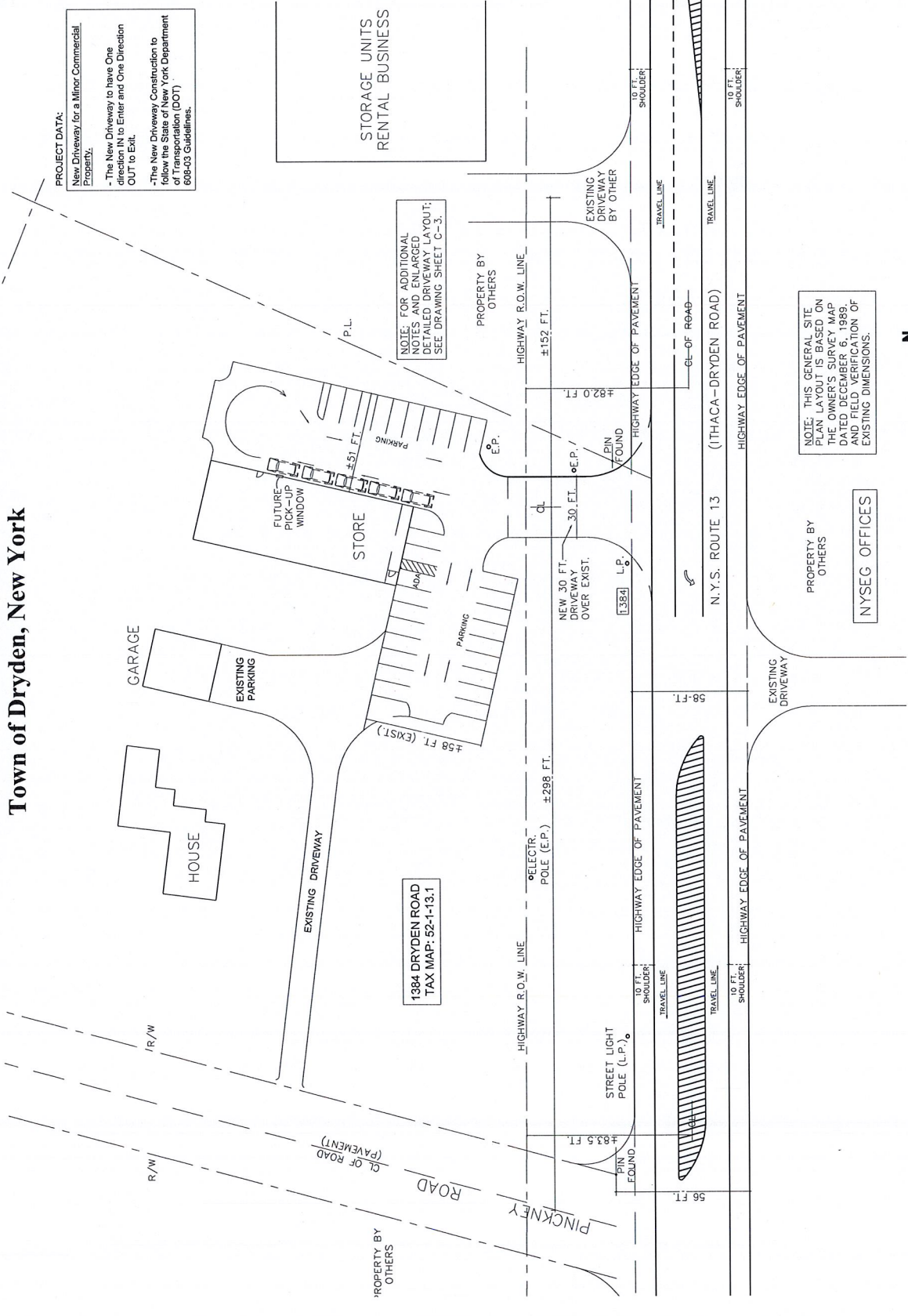
NOTE: FOR ADDITIONAL NOTES AND ENLARGED DETAILED DRIVEWAY LAYOUT; SEE DRAWING SHEET C-3.

NOTE: THIS GENERAL SITE PLAN LAYOUT IS BASED ON THE OWNER'S DRIVEWAY MAP DATED FEBRUARY 6, 1989 AND FIELD VERIFICATION OF EXISTING DIMENSIONS.



1. NEW DRIVEWAY LAYOUT
C-2. OTHER COMMERCIAL SCALE 1/32" = 1'-0"

IMPORTANT NOTE:
FOR OTHER SITE FEATURES, DRIVEWAY LOCATIONS, AND EXISTING DIMENSIONS, SEE THE OWNER'S PROPERTY SURVEY.



Brew 22 Coffee & Espresso Expansion

Brief explanation of work

We plan on renovating the existing commercial building at 1384 Dryden RD Ithaca NY. We plan to install a café, kitchen, and taproom. This construction will be performed on the interior of the building. And the front driveway will be expanded 5ft towards rt 13 to accommodate parking on both sides of the lot. According to DOT regulations, our existing entrance will be expanded 6 ft. A drive thru window will also be installed as shown in the plans included. As for traffic flow, a detailed plan is included in the proposal to provide the safest experience for our guests. We plan to install a pick up window for guests which will only service coffee and pre made baked goods leading to minimal queuing and a quick experience for our guests.

Landscaping (Also see landscaping plan)

The landscaping will include a row of 5 sand cherries to create a buffer zone between rt 13 and the parking area for Brew 22. 2 Japanese maples will be planted on the left side of the entrance to provide an inviting and colorful look from the road. A 6ft high stockade fence will be installed between the residential and commercial properties per DOT guidelines. A 4ft tall estate fence will be installed the entire length of the drive thru/parking area to provide a barrier between the drop off towards the creek and the driving area. Furthermore this fence is to provide an aesthetically pleasing environment from not only the parking area but also from the road. Lastly, bicycle parking will be located on the sidewalk directly in front of the building.

Waste disposal

A two yard dumpster will be located on the left corner of the building as shown in the landscaping plan. This dumpster will have existing foliage blocking its view from the front, and a fence blocking the view from the side so customers will not see the dumpster from anywhere on the property.

Site improvement materials

Aside from the driveway materials which are outlined in the blueprints, the fences will be made up of pressure treated lumber, which will be painted white to be consistent with the colors of Brew 22 (White, Black, Red).

Sewage disposal and potable water

Sewage will be disposed of using the existing septic system connected to the building, which has been approved for use by the Tompkins County Health Department. Furthermore, potable water will be obtained with the use of onsite artesian well. The water will be treated by a UV light treatment system along with the water softener both of which have been approved by the Tompkins County Health Department.

Truck loading area

Truck loading area will be the side parking lot where the drive thru is located. Delivery times are set to 5am and after 7pm allowing the area to be free of cars and allow the goods to be brought inside through the existing service door which will lead directly to dry storage and the kitchen allowing for minimal unloading times.

Fire and emergency zones

Fire and emergency zones will be directly in front of the bicycle parking area as shown on the landscaping plan. There will be no parking in this area giving emergency personnel the space needed to handle an emergency. Furthermore, the entire side parking lot (where the drive thru is located) can be cleared off to make even more room for emergency personnel depending on the situation. The closest fire hydrant is located in front of NYSEG's entrance roughly 300 yards away.

Electrical, gas, and solar energy

Not applicable, electrical and gas are already installed on the building, gas on the left side of the building, electrical on the right.

Buffer zones

Sand cherries will provide a vegetative buffer between the road and the parking lots. The area around the sand cherries will be filled with black mulch to provide contrast to the purple sand cherry and make the area much more appealing to the eye while staying consistent with buffers needed.

Outdoor lighting

Exterior building lighting directed at the parking lots in order to provide the most visible space at night will provide outdoor lighting. Furthermore, street lights are located along the front of the property to provide a safe and lit corridor when exiting and entering the location.

Building/Street numbers

Street number will be located on the door to the building and directly under the signage next to route 13 allowing for easy recognition for emergency personnel. These areas will always be lit to allow the numbers to be visible day and night.

Building area proposed for retail

Roughly 1900 square ft will be dedicated to the customer/retail area while the remaining 1300 square ft will be utilized for kitchen and office areas.

Landscaping schedule

Landscaping will be installed as soon as building permits are issued (weather permitting) if weather is too cold shrubs and mulch will be installed in early spring as soon as frosts are no longer an issue. Fences will be installed before November 1st 2018 as weather will not be an issue.

Project cost/schedule

We expect this project to cost between \$70,000 and \$100,000 and expect to be completed by November 1st 2018.

General Permit Application Worksheet - Special Use Permit

Below or on a separate sheet, or in a letter of application, please provide the information required in the list below. All Special Use Permits require Site Plan Review, and applications must proceed beyond Sketch Plan Review in that procedure in order to be approved. The Town Board may waive further Site Plan Review based upon the Sketch Plan (see Site Plan Review Worksheet)

As you can see from the requested information, Special Use Permits are allowed uses so long as they are not disruptive to neighboring properties. The actual performance of the site with regard to traffic, lighting etc. is addressed in the Site Plan Review process. The Town Board may, and likely will, condition any approval to ensure this compatibility (letter E. below). These conditions often have to do with hours of operation, lighting, signs, and outdoor storage that will also have to be shown on the approved Sketch Plan, or Site Plan (if required).

- A. Compatibility of the proposed use with the other permitted uses in the district and the purposes of the district set forth in this Ordinance;

Please refer to the Zoning Ordinance (Section 400) and review the descriptions of the zoning districts. These generally describe the intent of the district. Your application should refer to the proper description and state why your proposed project is compatible with the intent of the zoning district.

Renovate existing building (interior only) to
accommodate cafe, taproom, limited use ~~and~~ drive-thru

- B. Compatibility of the proposed use with adjoining properties and with the natural and manmade environment;

This requirement is concerned with compatibility with neighbors, and the environment. This is mainly concerned with the over use of the property, and appearance. Essentially how does the proposal blend in with the existing neighborhood?

The proposal blends in well with the existing
neighborhood as the existing building has been
here for 40 years. Furthermore the property is
surrounded by storage units so with added landscaping
and new paint the appeal of the area will greatly
increase.

- C. Adequacy of parking, vehicular circulation, and infrastructure for the proposed use, and accessibility for fire, police, and emergency vehicles;

Here, describe how utilities (phone, gas, water, sewer, etc.) will serve the site. And a basic description or reference to the Site Plan Review documents with regard to parking and circulation.

No more than 20 cars at a time using
existing parking lot.

- D. The overall impact on the site and its surroundings considering the environmental, social and economic impacts of traffic, noise, dust, odors, release of harmful substances, solid waste disposal, glare, or any other nuisances;

The potential environmental impacts, or not, of the project should be described here, along with the ways that these impacts will be lessened, or made better. You may want to supply this on a separate sheet to be included in Part D. of the long Environmental Assessment Form.

Minimal impact

- E. Restrictions and/or conditions on design of Structures or operation of the use (including hours of operation) necessary either to ensure compatibility with the surrounding uses or to protect the natural or scenic resources of the Town;

Here please indicate how the Site Plan and other operational approaches will reduce impacts, or improve, the compatibility with surrounding uses.

- Reuse existing sign
- Close drive-thru after morning hours to reduce
traffic impact

- F. Compliance with the requirements for site plan review, including conformity to the Town's Residential and Commercial Design Guidelines.

Please review the appropriate design guidelines and state how your project reflects the ideas included in the design guidelines such as vegetation along roadway, peaked roof, lighting, parking on side or in the rear of the building etc.

- 20 parking spots in front of building (existing)
 - Add Fencing along side parking lot to improve Appeal
 - No major exterior changes to site.
-
-

Notices and Disclaimers – Signature Required

1.) Right to Farm Law

Be advised:

"This property may border a farm, as defined in Town of Dryden Local Law #1 of the year 1992, a Local Law known as "Right to Farm Law." Residents should be aware that farmers have the right to undertake good or acceptable farm practices which may generate dust, odor, smoke, noise, and vibration."

Amendment #12, Local Law #1 of 1992, "Right to Farm Law" Adopted by Dryden Town Board July 14, 1992, Resolution #130. Local Law #1 of 1992. Effective July 20, 1992.

Enforcement

The Town of Dryden will strictly enforce all requirements and regulations of both the N.Y.S. Building & Fire Prevention Code and the Town of Dryden Zoning Ordinance. The following is the general policy of the Town of Dryden Planning Department.

- 1) No Building Permits will be issued to any applicant until such time that all other required permits, certificates and documents have been submitted to this office and found to be acceptable and complete.
- 2) No Public Hearings or Town Review will be scheduled for any purpose until this office has reviewed and found that all application and supporting documents are accurate and complete.
- 3) If at any time prior to the issue of an above permit or authority to proceed has been granted, it is found that construction or occupancy has begun or taken place, the violator, and property owner may be prosecuted in a court of law.
- 4) If after permits have been issued a permit holder takes occupancy, opens its doors to the public or uses a permitted device without obtaining a Certificate of Occupancy or Certificate of Compliance, the holder of that permit may be prosecuted in a court of law.

- 5) The Town of Dryden will not tolerate a violation of either the Dryden Town Zoning Ordinance or the New York State Building and Fire Prevention Code. Action will be taken against all violators.
- 6) **Inspections are required** per inspection sheet. A **mandatory final inspection** is required from the Town of Dryden Code Enforcement Officer, to close out permit and to allow use. Permits expire one year from date of issue and will need to be renewed by applicant and a fee of one-half of the permit fee at time of issue will be due. Demolition permits expire six months after issue.

Fees

- 1) FEES MUST BE SUBMITTED WITH THIS APPLICATION
- 2) You are responsible for complying with these terms and conditions.
- 3) All plans that are for Commercial Use or are more than 1500 Sq. Ft. of usable space in single-family construction must be stamped by a N.Y.S. Licensed Architect or Engineer as to code and construction compliance.

Special Use Permit Fee: \$165

Planned Unit Development SUP: \$250

Large Scale Retail Development SUP: \$250

Escrow

Reimbursable Costs, fees and disbursements. The reasonable and necessary costs, fees or disbursements incurred by the Town or its officials for consultation or review by professionals including architects, landscape architect, engineers, surveyors, attorneys or others, on any Application for a Zoning Permit, Certificate of Occupancy, Appeal to the Zoning Board of Appeals, Application for Subdivision Approval, Application for a Planned Unit Development or application for a Special Permit or a Special Permit for a mobile home park shall be paid by the applicant.

Signature required

By signing you agree that you have read and understand and will be responsible for issued permits.

Owner or responsible party signature:  Date: 5/31/18

Print name: Riley Brewer

Signage

Existing signage



Existing sign dimensions: 6' high to center by 24.5' width

We plan to use the existing signage with a different message. The "Going out of business sale" sign will be changed to a 3'x10' "Brew 22 Café & Taproom" sign and the "Laser Brewer boutique" sign will be changed to "Argueta's Coffee Roasters" both signs will be made out of either chiseled wood, or reflective metal.

2-40 ft² signs allowed

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>Brew 22 coffee & espresso expansion</i>			
Project Location (describe, and attach a location map): <i>1384 Dryden RD Ithaca NY 14850</i>			
Brief Description of Proposed Action: <i>Renovate interior of existing Laser & Brewer Building. Adding cafe, Taproom, Kitchen and Bakery. Add drive thru window to be used only in morning hours. New landscaping and paint around entire exterior of building.</i>			
Name of Applicant or Sponsor: <i>Riley Brewer</i>		Telephone: [REDACTED] E-Mail: [REDACTED]	
Address: <i>1384 Dryden RD 1384 Dryden RD</i>			
City/PO: <i>Ithaca</i>		State: <i>NY</i>	Zip Code: <i>14850</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: <i>DOT work permit</i>			NO YES
3.a. Total acreage of the site of the proposed action? <i>2.98</i> acres			
b. Total acreage to be physically disturbed? <i>0</i> acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <i>2.98</i> acres			
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): <i>Utility</i> <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		X	
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		X	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	X		
b. Are public transportation service(s) available at or near the site of the proposed action?			X
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	X		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: <u>Existing</u>	NO	YES	
			X
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: <u>Existing</u>	NO	YES	
			X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	X		
b. Is the proposed action located in an archeological sensitive area?			
	X		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	X		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	X		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Riley Brewer Date: 5/28/18
Signature: [Signature]

STOP

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

(This area is intentionally left blank for the user to provide detailed responses to the questions in Part 3.)

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

Notice of Ground Disturbance / Area Tally Form

Please complete this form and submit to the Town of Dryden **Stormwater Management Officer, David Sprout**. "Land Development Activity" resulting in Ground Disturbance is defined as all areas where soil will be disturbed as a result of clearing, grubbing, grading, excavating, stockpiling, placement of fill, paving, installation of utilities, and construction of buildings or structures. This form will enable Town of Dryden staff to assist applicants in meeting local stormwater standards, and it is helpful to submit this form prior to finalizing your SWPPP.

Owner's Name: ~~XXXXXXXXXX~~ Peggy Brewer Date: 5/28/18
Phone: [REDACTED] Mailing Address: 1384 Dryden RD Ithaca NY 14850
Project Site Address: 1384 Dryden RD Ithaca NY 14850 Tax Parcel # _____
Project Sponsor Name (If Different than Owner): _____ Phone: _____
Address: _____

Brief Description of the Project: Renovate existing building interior
to add catc, taproom, limited use drive thru

(Attach additional sheets of paper as necessary and include a project sketch)

Project and Site Characteristics (Check yes or no as appropriate)

- Will the project involve multiple phases? YES NO If YES, how many phases? _____
- What is the shortest distance from the project area of disturbance to the edge of any stream, pond, lake, or wetland in the vicinity of the project? 7100 feet.
- Does the site show any field or map indicators of potential wetland presence? YES NO
Check all that are applicable:
 Mapped NWI Wetlands Mapped DEC Wetlands Mapped Hydric Soils
 Field indicators of Hydric Soils Vegetation indicative of wetlands Wetland Delineation
- Please describe the slope on site (e.g. steep or flat areas, stream banks, gullies, bluffs etc.).
Flat
- Will the project include a linear excavation that is more than 500 feet long and 3 feet wide?
 YES NO
- Will the project involve excavation or fill resulting in the movement of more than 250 cubic yards of soil, sand, or similar material? YES NO
- Does the project require any state or federal environmental permits? YES NO
Permit(s): _____
- Do connected Impervious Areas exceed 1/2 acre. YES NO
(If YES a Full SWPPP is required)

Existing
Parking is
adjacent to
stream

Town of Dryden Notice of Ground Disturbance / Area Tally Form

9. Area Tally

9A) Fill in the approximate area to be disturbed by the following, in square feet, as applicable. If it has been determined that a Full SWPPP is necessary from the Notice of Ground Disturbance, then please present this information when the final draft is complete.

Driveway ~~1200~~ 1200
Parking Area Existing
House / Main Building _____
Other Buildings _____
Septic System _____
Other Grading / Clearing / Lawn _____
Wells and Ditches _____
Drainage Structures _____
Utility Laying _____
Additional Area _____ (for construction access, stockpiling, etc.)

Total (do not total overlapping areas): ~~1200~~ 1200

9B) For subdivisions only:

Total from Above: _____ x _____ (# of lots) + _____ (road area) = _____

9C) As estimated above, the total Area of Disturbance is: ~~1200~~ 1200

10. Is more than half of the project site area over soils in Hydrologic Soil Group A, B, or C according to the

Tompkins County Soil Survey? YES NO

11. Is the project redevelopment, as defined by Chapter 9 of the DEC's design manual? YES NO

12. Total Parcel Acreage: 2.98

13. Area of existing impervious surface prior to development: _____

14. Total Impervious Area expected after project completion: _____

Signature: [Signature]

Date: 7/11/18